

EXTERIOR INFORMATION

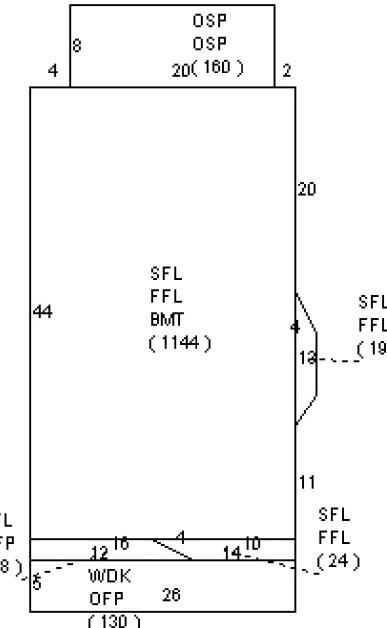
Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	3 - Aluminum 50%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GREY
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

2 HTG SYSTEMS ONE OIL THE OTHER IS GAS.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRs: 4	Baths: 2 HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 20%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond: AG - Avg-Good

26. %

Functional: %

Economic: %

Special: %

Override: %

Total: 26.4 %

CALC SUMMARY

Basic \$ / SQ: 180.00

Size Adj.: 1.08713567

Const Adj.: 0.99188077

Adj \$ / SQ: 194.096

Other Features: 101971

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 659176

Depreciation: 174023

Depreciated Total: 485154

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
94	083.0-0002-0003.0		9/4/1998	279,500
90	001.0-0001-0025.0		5/15/1998	283,000
90	085.0-0002-0003.0		8/6/1998	275,000
90	026.0-0002-0013.0		10/26/1998	255,000
90	044.0-0006-0005.0		6/26/1998	263,000
89	040.0-0003-0003.0		7/1/1998	284,000
WtAv\$/SQ:		AvRate: 90.5	Ind.Val	290737.5690
		Juris. Factor:		Before Depr: 194.10
		Special Features:	1800	Val/Su Net: 117.24
		Final Total:	487000	Val/Su SzAd 202.75

PARCEL ID

001.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	4	A	AV	2005	500.00	T	11.2	104			1,800			1,800
2	Frame Shed	D	Y	1	6X6	A	AV	2008	0.00	T	8.8	104						
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	104			500			500

More: N Total Yard Items: 500 Total Special Features: 1,800 Total: 2,300

IMAGE**AssessPro Patriot Properties, Inc**